



# Sheringham

St. John's Wood Park, NW8

Asking Price £1,795,000

An impressive and superbly renovated 3 bedroom, 3 bathroom apartment featuring air conditioning to all principal rooms.

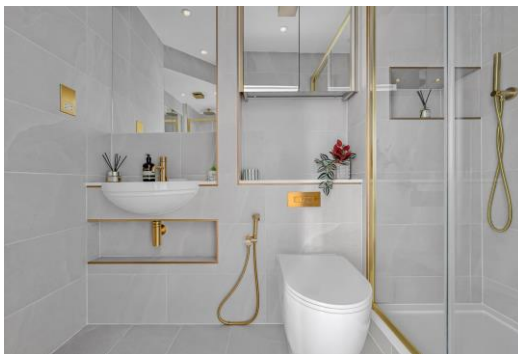
The property benefits from a fantastic semi open plan kitchen/reception room, principal bedroom with en suite, 2<sup>nd</sup> en suite bedroom, 3<sup>rd</sup> bedroom, shower room and 2 balconies.

Sheringham forms part of the exclusive 'Queensmead' development which is noted for its excellent porterage, high level of security and residents off street parking facilities.

The building is conveniently situated on St John's Wood Park between Swiss Cottage & St John's Wood Underground stations (both Jubilee Line), thereby offering an excellent choice of transport facilities, shopping amenities, eateries and cafes. The wide open spaces of Primrose Hill and Regent's Park are both within close proximity.

**CHESTERTONS**





# Sheringham

St. John's Wood Park, NW8

- 3 Bedroom, 3 Bathroom Apartment
- 1,200 sq. ft.
- Long Leasehold
- Superb Condition
- Porter
- Lift
- 2 Balconies





**Tenure:** Leasehold

**Service Charge:** £13,822pa (Includes heating, hot water and sinking fund contribution)

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons St John's Wood Sales*

105 St. John's Wood Terrace

London

NW8 6PL

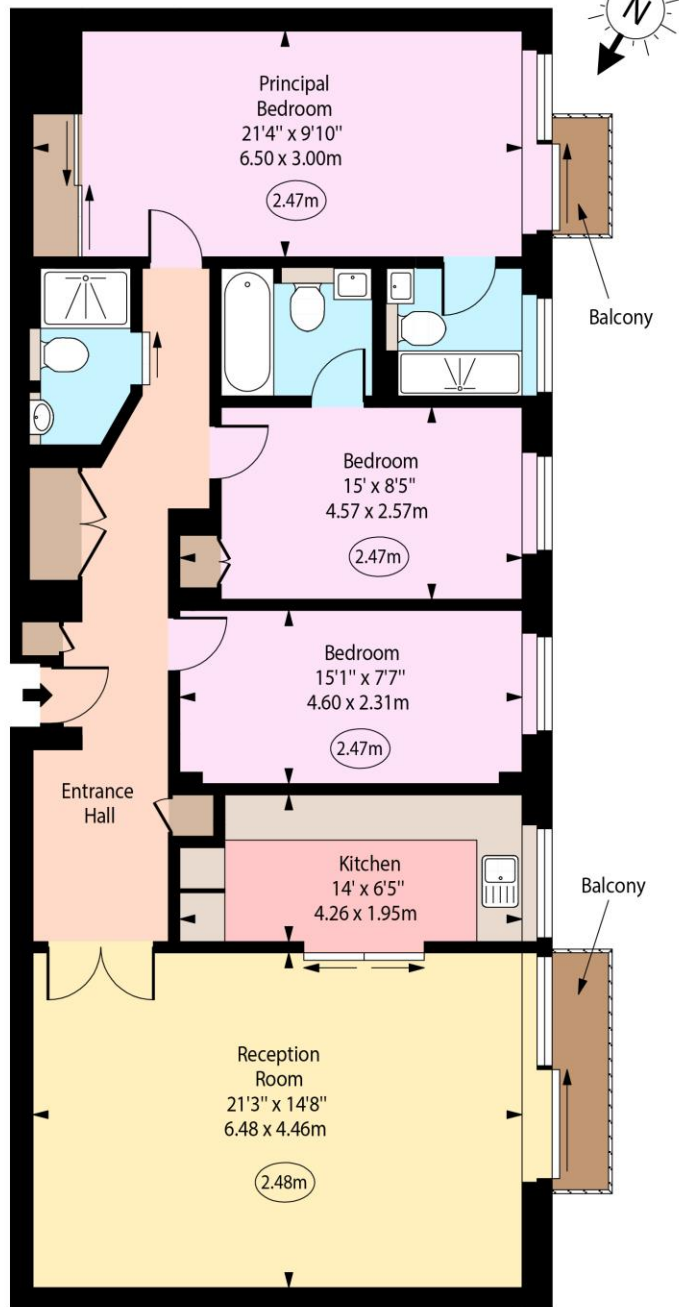
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Sheringham,  
St. John's Wood Park,  
St John's Wood, NW8

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 1200 Sq Ft - 111.48 Sq M

For Illustration Purposes Only - Not To Scale

